

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	13082 Birchwood Street, Garden Grove, CA 92843	Order ID	6714827	Property ID	28381625
Inspection Date	05/14/2020	Date of Report	05/15/2020		
Loan Number	40758	APN	100-032-32		
Borrower Name	Catamount Properties 2018 LLC	County	Orange		

Tracking IDs

Order Tracking ID	20200512_Citi_BPO	Tracking ID 1	20200512_Citi_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Silvia Perez	Condition Comments The subject property appeared to be in average condition based on the exterior inspection. Normal wear and tear due to age.
R. E. Taxes	\$7,676	
Assessed Value	\$604,000	
Zoning Classification	OCR1	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subjects neighborhood is limited on sold and listed inventory. Market has had an increase over the last 6 months but it showing signs of stability. Average DOM is 60-90 days. Values high, listed inventory is low.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$550,000 High: \$700,000	
Market for this type of property	Increased 0.1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	13082 Birchwood Street	13182 Birchwood St	13362 Sorrell Dr	10601 Frances Ave
City, State	Garden Grove, CA	Garden Grove, CA	Garden Grove, CA	Garden Grove, CA
Zip Code	92843	92843	92843	92843
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.69 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$639,000	\$669,000	\$599,888
List Price \$	--	\$639,000	\$669,000	\$599,888
Original List Date		04/28/2020	02/26/2020	03/20/2020
DOM · Cumulative DOM	-- · --	14 · 17	78 · 79	13 · 56
Age (# of years)	68	71	63	73
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,290	1,396	1,205	1,174
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 2	3 · 2
Total Room #	5	4	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	0.17 acres	0.22 acres	0.19 acres	0.16 acres
Other	none	none	none	none

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 There are ceiling fans in each bedroom, kitchen, dining room. Party house in the back yard. New window shutters. Bathroom has a bath tub & separate shower. Windows are double panel windows. Home has a large concrete driveway and 2 car garage (detached).

Listing 2 Single Family Residence in Garden Grove. 3 bedrooms + 2 bathrooms. Approx 1205sq.ft. of living space on 8258sq.ft. lot. Built in 1957. Large backyard with pool. Close to Freeways, Restaurants, Shopping and Disneyland.

Listing 3 This property consists of 3 bedrooms and 2 baths. The property boasts a large backyard with a covered patio deck & RV long driveway to the detached 2 car garage.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	13082 Birchwood Street	11322 Paloma Ave	13192 Dapplegrey Rd	12351 S Delta St
City, State	Garden Grove, CA	Garden Grove, CA	Garden Grove, CA	Garden Grove, CA
Zip Code	92843	92843	92843	92840
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.62 ¹	0.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$619,000	\$679,900	\$635,000
List Price \$	--	\$619,000	\$679,900	\$635,000
Sale Price \$	--	\$610,000	\$661,500	\$640,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	11/20/2019	04/17/2020	02/12/2020
DOM · Cumulative DOM	-- · --	21 · 48	17 · 59	9 · 39
Age (# of years)	68	58	65	66
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,290	1,460	1,173	1,131
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	4 · 2 · 1	3 · 2
Total Room #	5	6	7	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.17 acres	0.17 acres	0.17 acres
Other	none	none	none	none
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$610,000	\$661,500	\$640,000

* Sold 3 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Amazing opportunity 3 Bedroom 2 Bath home with a permitted studio apartment above the garage.

Sold 2 Beautiful, spacious 4 bedrooms, 3 baths, and a huge permitted sun room/enclosed patio located in highly desirable garden grove neighborhood with curb appeal and over-sized lot. This open floor plan home was recently upgraded with brand new roof, brand new high quality heating unit, freshly interior painted, newly insulated sun room/enclosed patio with recess lights, beautiful tiles throughout, and much more.

Sold 3 Great family home in the heart of Garden Grove. This home has one of a kind custom fireplace in the main living room. Beautifully crafted to enjoy on those chilly nights. We have hardwood floor through out the living and bedrooms. There is also a spacious unpermitted family room with screened in patio

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$650,000	\$650,000
Sales Price	\$640,000	\$640,000
30 Day Price	\$630,000	--
Comments Regarding Pricing Strategy		
The subject property appeared to be in average condition based on the exterior inspection. Normal wear and tear due to age. No damages or repairs were noted. Limited inventory is available within the area for listed and sold comps.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.
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Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 13182 Birchwood St
Garden Grove, CA 92843



Front

L2 13362 Sorrell Dr
Garden Grove, CA 92843



Front

L3 10601 Frances Ave
Garden Grove, CA 92843



Front

Sales Photos

S1 11322 Paloma Ave
Garden Grove, CA 92843



Front

S2 13192 Dapplegrey Rd
Garden Grove, CA 92843



Front

S3 12351 S Delta St
Garden Grove, CA 92840



Front

ClearMaps Addendum

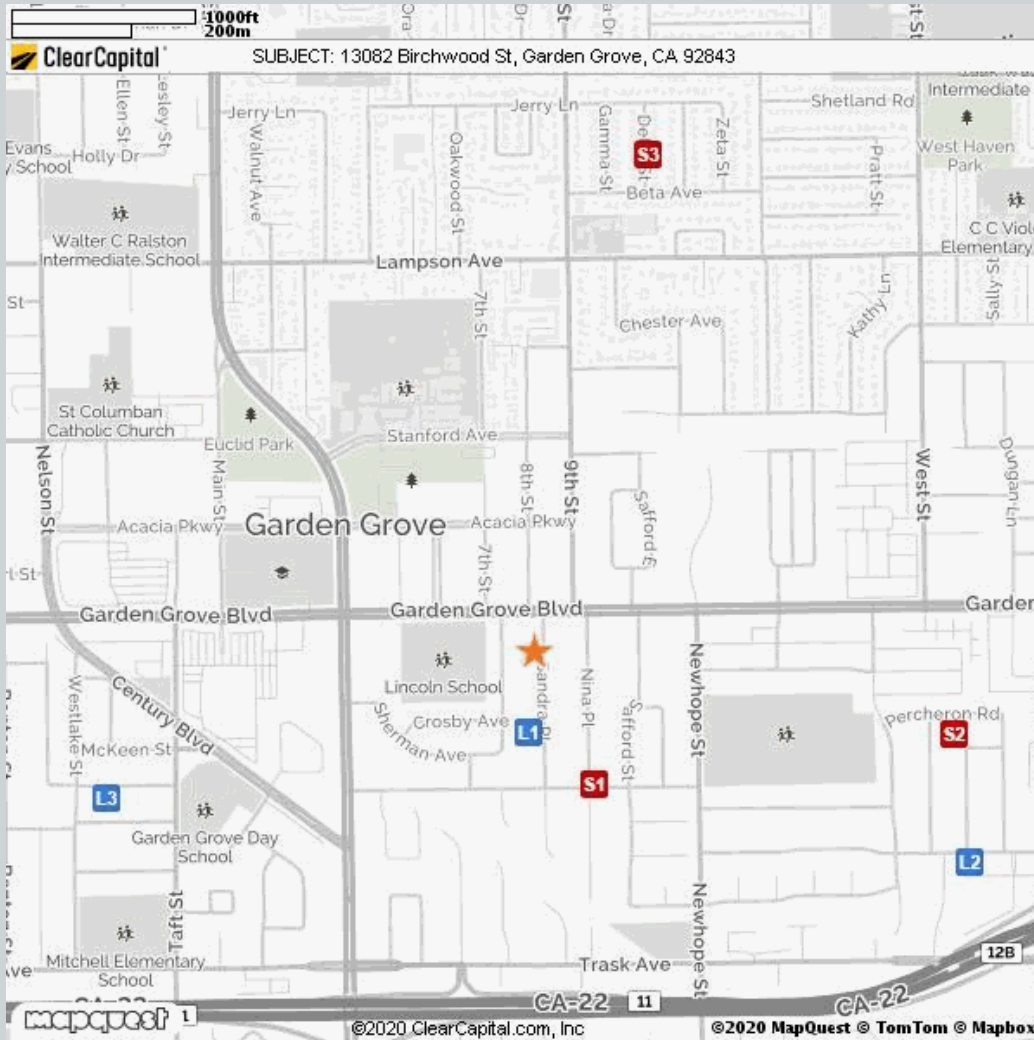
Address ★ 13082 Birchwood Street, Garden Grove, CA 92843

Loan Number 40758

Suggested List \$650,000

Suggested Repaired \$650,000

Sale \$640,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13082 Birchwood St, Garden Grove, CA	--	Parcel Match
L1	13182 Birchwood St, Garden Grove, CA	0.11 Miles ¹	Parcel Match
L2	13362 Sorrell Dr, Garden Grove, CA	0.69 Miles ¹	Parcel Match
L3	10601 Frances Ave, Garden Grove, CA	0.63 Miles ¹	Parcel Match
S1	11322 Paloma Ave, Garden Grove, CA	0.20 Miles ¹	Parcel Match
S2	13192 Dapplegrey Rd, Garden Grove, CA	0.62 Miles ¹	Parcel Match
S3	12351 S Delta St, Garden Grove, CA	0.74 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Garrett 3 Hilseth	Company/Brokerage	Elite REO Services
License No	01912848	Address	428 S Camelia St Anaheim CA 92804
License Expiration	07/16/2022	License State	CA
Phone	7143366463	Email	garrett.hilseth@elite-pp.com
Broker Distance to Subject	3.87 miles	Date Signed	05/14/2020

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.